

## Mission Dolores Neighborhood Association

### June 8, 2016 Board Meeting

- Previous meeting minutes from last meeting were accepted by the board without changes
- Nominations for secretary will be emailed to Peter
- Manouch, Phil Lessor and Chris Haeggglund presented development plans to the board for multiple properties

### 16th & Albion Garage

- Objection to destruction of garage at 16th and Albion was successful because it is a historical resource
- Option 1 presented by Manouch is 3 restaurants on ground floor and 4 lofts on upper floor
- Option 2 is 3 restaurants on ground floor and an event space on 2nd floor. Deck and outdoor area would be on roof.
- Manouch prefers option 2 the event space because upfront cost is lower
- Graffiti is a problem for the building since it's marginally used right now
- Peter mentioned that adaptive reuse would be ideal and asked for a vote for preliminary support on the event space option
- Lucia mentions that the event space is rare
- The event space would be 10,000 sq ft
- Each restaurant would be approx 2800 sq ft
- The garage is historic because it is near a historic district and the building was built in the 1920s
- Peter mentioned rooftop noise could be a point of contention with city officials who might oppose based on that. But arguments might be that there are many bars in the area and owner could agree to close rooftop at 10pm
- Lucia motioned that the board write a letter of support to Richard Sucre, 3150 16 St. Motion was 2nded and passed.

### 14th and Stevenson St

- BAR Architects showed plans for 14th and Stevenson St
  - Building would have a brick facade to mirror Armory
  - 45 units, 47 parking spots, 1 bike spot per unit
  - Ted Olsson suggested plugins for ebikes
  - Units are designed to have light at each end of the unit, to be longer and less boxy
  - Peter asked about adding trees and would like to see street beautification formally being part of the project
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- [June 10](#) on Friday presentation and meeting 3150 16 St
  - We'll wait for digital package before we vote by email and vote to write a letter to Richard Sucre
  - Contact: [manouch@mx3ventures.com](mailto:manouch@mx3ventures.com) [9492325023](tel:9492325023)
  - Chris Haeggglund BAR Architects [chaeggglund@bararch.com](mailto:chaeggglund@bararch.com) [4152935700](tel:4152935700)
  - See Phil Lesser business card image attached. [phnsan@msn.com](mailto:phnsan@msn.com)

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### **Historic Preservation District**

- Peter gave recap of historic preservation
- District was designated historic until 1918
- MDNA wanted period to extend to late 1930's or early 40's because of schools and housing built during that period
- New historic district in context statement will extend to 1941
- Peter needs the board to read and comment on the context statement
- Black text was by Carol originally
- Blue text was then added by Cary & Co,
- Red, added most recently, was from Katherine Petrin
- We went through the context statement for issues
- Lucia, Gideon, Donna pointed out problems. Peter asked for everyone to send the problems they find in the document by email
- We concluded there is more work for Katherine Petrin before we submit the statement
- Ted suggested that we should be talking to Michael Corbett directly

### **Underground Utility Wires Initiative**

- We heard from Steven Edwards, who runs an organization narrowly focused on undergrounding utility wires.
- Union Square, Mission Bay and Pacific Heights etc have had their utilities undergrounded, but about 50% of the city still needs this to happen.
- Apparently the undergrounding effort hasn't been distributed evenly throughout the city
- The organization's goal is to underground all utilities in the city
- The near-term goal is to institute the plan to underground utility wires
- 53% is done and there are currently no plans to complete the rest
- They want \$500k in the budget to study
- Gideon mentioned there will be the cost was about \$3000 per building
- Board motioned and voted to support the organization's efforts by lending our name to the list of organizations that support it.

### **Presentation from office of short term rentals**

- Gideon asked about where the fines go within the budget
- Contact: [shorttermrentals.sfgov.org](http://shorttermrentals.sfgov.org)